

Subdivision Code Figure A –
Riverside Land Conservancy Letter

Riverside Land Conservancy



SERVING SOUTHERN CALIFORNIA

May 11, 2005

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The Riverside Land Conservancy is dedicated to the preservation of open space by seeking to identify, protect, and manage habitats of rare and endangered species, natural lands, and other sensitive sites throughout the Inland Southern California Region.

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Planning Commission
City of Riverside
Riverside City Hall
3900 Main Street
Riverside, CA 92501

Honorable Planning Commissioners:

The Riverside Land Conservancy (RLC) commends the City staff, Public Officials, and Advisory Committees who have made a valiant effort to set forth a comprehensive Draft General Plan and its related Elements to protect and enhance open space and the quality of life in the City of Riverside. We have spent some time reviewing this massive document and would like to take this opportunity to offer specific comments and additions which we believe will improve the document for the betterment of the City. Due to the size of the document and the iterative nature of its adoption, we will of course reserve the right to add comments later in the process. Thank you sincerely for considering our comments.

Suggestions in the General Plan

We respectfully request the Springbrook Wash Trail alignment be slightly revised in the General Plan Figure PR-1 to reflect the alignments presented in the RLC letter to the City Planning Director dated February 25, 2005, (copy attached hereto). Discussions the RLC has had with City and County Parks and Planning Staff indicates support of the proposed Trail alignment.

Further, we urge the City to place a high priority on having staff transfer the trails shown on the General Plan Figure PR-1, onto your GIS layered maps so that staff or public reviewing development proposals can readily translate the ideals set forth in the General Plan to specific actions at time of development.

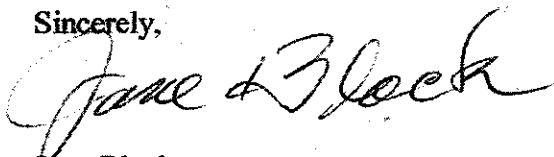
Prominent hillsides in and around the core of the City have historically identified the City and should therefore be protected. Likewise, your efforts to protect the City's Arroyos are supported by the RLC and we urge your continued vigilance to preserve them for open space, wildlife corridors, and recreational values. The size and scale of your Land Use Policy Map limits our ability to confirm the definition or level of protection you have given these important city landmarks; we respectfully request you have staff verify that at least the key hillsides and arroyos have been reasonably protected.

We believe it will be useful and appropriate to define the term "**Linkages**" in the General Plan Glossary. We suggest that "**Linkage** means open space connection for purposes of habitat connectivity, trail connection, or a combination of the two."

To further our common long term goals for establishing and protecting Trails within the City, as well as Biological and Habitat Linkages, we have attached some specific suggestions on "**Attachment A**" which we respectfully request you consider in your Subdivision Ordinance or Design Guidelines

Once again, we thank you for your thoughtful consideration of our comments and offer to work together with you to help implement a quality General Plan for the future of our City.

Sincerely,

A handwritten signature in cursive script that reads "Jane Block". The signature is written in dark ink and is positioned above the printed name and title.

Jane Block
Riverside Land Conservancy
President

Attachment A

Suggestions on the Riverside Subdivision Code

- 1 In section 18.030.030; Add the word **"Trails"** between the words "Streets", **(Trails)**, "and other public facilities" to the list of items, to which Subdividers must conform.
- 2 Also need a related definition of the word **Trails** in the Definition Section 18.260. Suggest using: **"Trails** mean Hiking, Biking, or Equestrian Trails, as indicated in the General Plan or Specific Plan of Development, and as further defined by the City during the development review process. **Trails** are generally 10' to 40' in width and are inclusive of all Existing and Proposed Primary or Secondary City Trails and County Trails shown in the City General Plan all as defined by the City.
- 3 In section 18.030.030; add the word **"Linkages"** following the insertion of the word **"Trails"** to list of items to which Subdividers must conform.
- 4 Also need a related definition of the word **Linkage** in the Definition Section 18.260. Suggest using **"Linkage** means open space connection for purposes of habitat connectivity, trail connection, or a combination of the two. A linkage that provides habitat connectivity will be a connection between habitat areas with adequate size, configuration, and vegetation characteristics to generally provide habitat for subject wildlife and plant species. A linkage that provides a trail connection will meet the conditions specified in Article I, 18.030.030. A linkage may include sufficient area to buffer the linkage use from surrounding land uses; linkage buffers may serve as fuel modification zones, flood overflow areas, or other uses compatible with the site specific purpose of the linkage. Dimensions of a linkage will depend on site-specific linkage purposes and available open space."

Suggestions on the Citywide Design Guidelines

(or at the City's discretion, place these similar concepts in the City's subdivision codes)

- 1 In the Residential Design Guidelines
 - In Section A- Single-Family Residential Design: item 5, add a requirement to locate boundary fences that includes a provision for Trail development and maintenance allowing public usage of Trails shown in the General Plan, and a connection to Trails shown in the General Plan for the private use of the residents of the project, when these projects are in the vicinity of planned Trails.
 - In Section B- Multi-Family Residential Design: item 8, add a requirement to locate boundary fences that includes a provision for Trail development and maintenance allowing public usage of Trails shown in the General Plan, and a connection to Trails shown in the General Plan for the private use of the residents of the project, when these projects are in the vicinity of planned Trails.

2 In the Commercial and Mixed Use Design Guidelines

- In Section C- Site Design; Item 5- Specific Guidelines for Mixed Use Development: item 3a, add a requirement to locate boundary fences that includes a provision for Trail development and maintenance allowing public usage of Trails shown in the General Plan, and a connection to Trails shown in the General Plan for the private use of the employees of the project, when these projects are in the vicinity of planned Trails.

3 In the Industrial Design Guidelines

- In section 3 on Walls and Fencing; item 3a, add a requirement to locate boundary fences that includes a provision for Trail development and maintenance allowing public usage of Trails shown in the General Plan, and a connection to Trails shown in the General Plan for the private use of the employees of the project, when these projects are in the vicinity of planned Trails.







1 In the Public Facilities Design Guidelines

- Introductory page; item 2 or in item 3: add a commitment to include a provision for Trail development and maintenance, or a connection to Trails shown in the General Plan when these Public Facilities are in the vicinity of planned Trails, (or)
- In the Open Space, Park, Plazas, and Courtyards Section
 - Item 4: Add a commitment to a provision for Trail development and maintenance, or a connection to Trails shown in the General Plan when these public facilities are in the vicinity of planned Trails.

Draft Trail Concepts

Springbrook Wash Lower Zone

Legend

-  A1-A6
-  B
-  C
-  D
-  APN Lines
-  Street Centerline

AirPhoto
USA



Exhibit A

1 000 2 000 3 000 4 000
Feet

Map data from Esri, DeLorme, GeoEye, IGN, Aerotech, Earthstar, CNES, Swire, GEBCO, USGS, AeroGRID, IGN, and the GIS User Community
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Pratt Tri Concepts

Spring Road West Upper Zone



Exhibit A



AUSA